



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
February 20, 2014
APPROVED

Attachments:

1. Meeting Agenda

Members Present: Bill Gramer, Chairman
Kimberly O'Brien, Vice Chairman
Tom Delmore
Jesse Johnson, David E. Ross Associates

Members Absent: Steve O'Neill
Steve Nocco

7:00pm - Meeting called to order by Chairman William Gramer

7:02pm 43 Ingalls Rd. (M3, P13A, L0) – ANR

The applicant was unable to appear due to a conflict. Therefore, this item will be on the March 6, 2014 agenda.

7:05pm Sunset Way Estates Certificate of Performance

The Board was contacted by First American Title Insurance Co. concerning an outstanding Certificate of Completion for Sunset Way Estates. Records indicate that this subdivision was completed in 1999; however, the Certificate of Completion had referenced a lot number (31) that belongs to the abutting street (Old Stonehill Rd.). The correct lot reference should have been Lot 32, aka Lot 32A on Sunset Way. A new Certificate of Performance would have to be issued in order to correct the typo.

T. Delmore: Motion to issue a Certificate of Performance for Lot 32 (aka Lot 32A) for Sunset Way Estates.

K. O'Brien: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 2

Passes: 3-0-2

DISCUSSION

1. Bond Money Releases – Nina Nazarian

Assistant Town Administrator Nina Nazarian appeared before the Board to brief the Board on the pursuit of bond money relative to old subdivisions. Ten parties were contacted requesting a voluntary release of the bond money, and seven parties have responded in favor of voluntarily releasing their remaining bond money to the Town.

Ms. Nazarian went on to say that she received a letter from a bank that requested a release from all future liabilities as a condition of releasing the funds. According to Town Counsel, the Town cannot hold the bank responsible. The Board indicated that they did not have any issues with that condition if Town Counsel is in agreement.

The Board strongly reiterated its position to continue to take the steps necessary to move forward to obtain any and all bond money and to acceptance all remaining streets without delay.

2. Zoning By-Law Amendments Project

J. Johnson will work on putting together additional research necessary for zoning bylaw amendment proposals to be discussed at future meetings.

ADMINISTRATIVE

T. Delmore: Motion to approve the minutes from February 6, 2014 as written.

K. O'Brien: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 2

Passes: 3-0-2

8:10pm

K. O'Brien: Motion to adjourn

T. Delmore: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 2

Passes: 3-0-2

Minutes respectfully submitted by
Pamela Berman